



4 Bedroom
Detached House
In Minety

£2,400 PCM

3 Glen Avon Court,
Hornbury Hill
Minety
SN16 9QH



Victoria Allman
lettings

- Short term let from June 2025
- Individual detached modern home
- Quiet position within a small select development
- 4 double bedrooms, 3 bathrooms
- Fitted kitchen / dining room
- Parking & garage
- South-facing landscaped garden
- EPC Rating C
- Council Tax Band F £3,529
- Gardener included in rent



4



3



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SUMMARY

3 Glen Avon Court is an individually designed, detached 4-bedroom family home with immaculately presented spacious accommodation and south-facing garden in the popular village of Minety.

The property is tastefully presented throughout and arranged over three floors, extending in all to 1,924 sq ft. On the ground floor an entrance hall with WC/cloakroom off leads into the front living room. To the rear there is a spacious kitchen/family room with double doors to the garden, fitted stylish units with built-in appliances, and a separate utility room which also has rear access. On the first floor there are three excellent double bedrooms all with built-in storage, and two with en-suite shower rooms. There is also a good size family bathroom. On the top floor there is an impressive further sizeable attic bedroom. The property benefits from double glazing throughout and an air source heat pump for central heating.

Externally, there is private parking and a useful integral garage to the front. The rear south-facing garden has been beautifully landscaped with paved patios, central lawn, a pergola and well-stocked flower beds either side. The property is tucked away down a private drive within an executive development of only 3 homes, and within easy walking distance to the village amenities including the village shop and primary school.

LOCATION

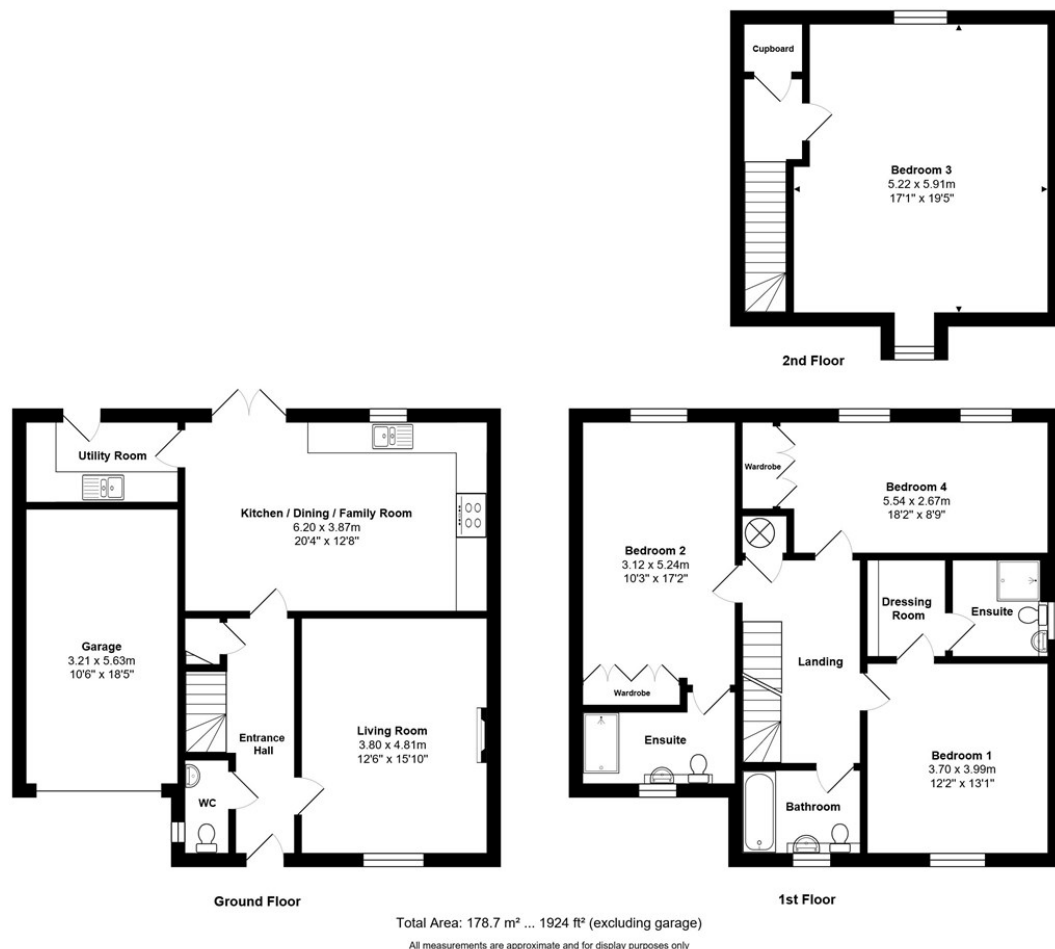
Minety is a lively village with a strong sense of community which boasts a pre-school and excellent primary school. The village has a wide variety of clubs and activities, a village hall, well respected local rugby club, tennis club and two public houses, as well as the further leisure facilities offered by the nearby Cotswold Water Park.

The charming market town of Malmesbury is less than a 10 minute drive away and offers a comprehensive range of amenities including the very sought after Malmesbury Secondary School. Cirencester - known as the Capital of the Cotswolds - is 8 miles away and offers a further range of shops and leisure facilities.

Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.







DIRECTIONS

From Malmesbury take the B4040 to Minety. As you enter the village take the left hand turn at the cross roads into Silver Street and follow the road all the way as it bends to the left into Hornbury Hill. After a short distance take the left hand turn signposted towards the Playing Field and follow the lane down to Glen Avon Court.

Postcode: SN16 9QH

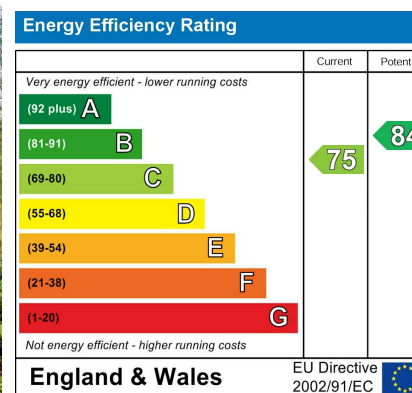
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